

Zoning Text Amendment No.: 17-10
Concerning: White Flint 2-Parklawn
Overlay Zone
Draft No. & Date: 3-9/27/17
Introduced: October 10, 2017
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF THE
MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Council President at the request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- establish the White Flint 2-Parklawn Overlay zone with development and land use standards, and procedures for development approvals; and
- generally amend provisions concerning Overlay zones

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

ARTICLE 59-2.	“Zones and Zoning Map”
Section 2.1.2.	“Zoning Categories”
ARTICLE 59-4.	“Development Standards for Euclidean Zones”
Section 59.4.9.	“Overlay Zones”

And adding:

Section 59.4.9.20.	“White Flint 2-Parklawn (WF-P) Overlay Zone”
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EXPLANATION: ***Boldface** indicates a Heading or a defined term.*

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. ARTICLE 59-2 is amended as follows:

Division 2.1. Zones Established

* * *

Section 2.1.3. Establishment of Zones

* * *

G. Overlay Zones

1. There are [19] 20 Overlay zone classifications:

a. Bethesda (B),

* * *

r Upper Paint Branch (UPB), [and]

s. Upper Rock Creek (URC), and

t. White Flint 2-Parklawn (WF-P).

* * *

Sec. 2. ARTICLE 59-4 is amended as follows:

DIVISION 4.9. Overlay Zones

* * *

Section 4.9.20. White Flint 2-Parklawn (WF-P) Overlay Zone

A. Purpose

The purpose of the WF-P Overlay zone is to implement the recommendations of the White Flint 2 Sector Plan as it relates to:

1. the retention of light industrial uses;

2. the inclusion of residential FAR;

3. total density;

4. building heights;

5. public open space; and

6. design.

B. Land Uses

Where the underlying zone is IL:

1. non-residential uses are allowed to the extent allowed in the IL zone;
2. residential use is limited to Multi-Unit Living located above the ground floor and as part of a mixed-use development;
3. the ground floor of any building must be used only for non-residential uses allowed in the zone and any uses ancillary to Multi-Unit Living, including lobbies; entrances; garages; amenities; and offices to manage, service, and maintain the residential component of a mixed-use development.

C. Development Standards

The development standards in the IL zone apply in the WF-P Overlay zone, except as modified in this Section.

1. Building Height

- a. Except where mixed-use development that includes Multi-Unit Living is proposed, the maximum building height is limited to the height allowed in the underlying zone.
- b. Where mixed-use development that includes Multi-Unit Living is proposed, the maximum building height is 75 feet.
- c. The ground floor of any building must have a minimum floor to floor height of 14 feet.

2. Density

- a. The maximum total FAR in the WF-P Overlay zone is 1.5.
- b. The maximum FAR for residential uses is 1.0.

3. Open Space

A minimum of 10% public open space is required for a mixed-use development that includes Multi-Unit Living.

4. Parking

The Reduced Parking Area standards in Section 6.2.4.B apply for a mixed-use development that includes Multi-Unit Living.

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Sec. 3. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council